

Kevin Tiernan
19, Aranleigh Gardens
Rathfarnham
Dublin 14

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1534	Date of Decision: 06-Dec-2022
Register Reference: SD22A/0389	Registration Date: 12-Oct-2022

Applicant: Marie & Brian Furey
Development: Construction of new detached single storey dwelling in the side garden with new vehicular access on to Ann Devlin Road; all associated site works and connection to public services.
Location: Plot adjacent to, 2, Orchardstown Drive, Rathfarnham, Dublin 14, D14 W9N1
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-Oct-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The proposed provision of a house on this site is acceptable in principle as evidenced by the previous permission on the site. However, having regard to the proposed layout and design of the proposal, the applicant is requested to submit a revised proposal addressing the following:
 - (a) More storage in circulation areas within the house
 - (b) Adequate private amenity space in terms of quantity and quality, and taking the permitted scheme as an example (SD18A/0030);
 - (c) Revise the design to keep the building lines of surrounding houses and taking the permitted scheme as an example (SD18A/0030).A full set of revised drawings and the total floorspace area should be submitted.
2. The applicant is requested to submit accurate plans of not less than 1:200 scale demonstrating the provision of a visibility splay with a 2.4 meters set back at a 1.05 meter height from ground level in both directions from the entrance.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0389

Date: 06-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**